

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, September 17, 2012 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

**ABSENT:** Member Annette Locke

**ALSO PRESENT:** Jason Foote (Chatfield Engineers), Lorenzo Zaragoza, William Riddell, Al Plumb, Greg , Joan Hamlin, Kristina Gabalski, Sarah Edwards, James Edwards, Darlene Baker, Marvin Duryea, Gregory-Vincent Petereit, Robert Webster, Margay Blackman

**CALL TO ORDER:** Chair Switzer called the meeting to order and led the Pledge of Allegiance.

**REVIEW OF MEETING MINUTES:** Chair Switzer called for a motion to approve the minutes of the previous meeting.

➔ Member Appleby moved, Member Daily seconded, unanimously carried to approve the minutes of August 21, 2012 as written.

**CORRESPONDENCE:**

- Call for projects from Genesee Transportation Council.
- Local training workshop availability.
- Revised VOB meeting schedule including updated PB calendar.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Application of:      Name:            Lorenzo Zaragoza  
                                 Address:        10 Water Street  
                                 Tax Map #:    069.45-2-26  
                                 Zoning:        B-Business  
                                 Parcel Size:   54' wide x 50' deep  
                                 Prop. Class:   330 – vacant commercial  
                                 Purpose:       Convert grass lot to parking lot

**Presentation/discussion:**

Applicant Zaragoza referred to his recently submitted drawings and the details of the entrance, parking space size; noted he had spoken with DPW Supt. Donahue about removing the curb, which will be reused. Discussion of the catch basin including the size, construction, and meeting requirements for grade. Going to remove 13" of existing soil, place underlayment, then layer with crushed stone. Will let it settle and then pave it.

The power pole will remain but the sign will change. VE Foote commented the applicant has addressed everything satisfactorily, and he has discussed the drawings with Supt. Donahue. CEO Zarnstorff asked about the existing chain link fence – it will be removed allowing the lot to extend about 10' beyond the fence. When asked how much room will be between the parking lot and the buildings to the west, the applicant answered about 10'. He indicated that is enough room for the garbage truck as that is what is utilized already. The new entrance will be straight and easier for the truck driver.

➔ Member Appleby moved, Member Daily seconded, unanimously carried to approve the application.

2. Application of:      Name:            William Riddell  
                                 Address:        173 Main Street  
                                 Tax Map #:    068.68-2-20  
                                 Zoning:        B-Business  
                                 Parcel Size:   66' wide x 165' deep  
                                 Prop. Class:   331 – vacant commercial with improvements  
                                 Purpose:       Review site plan to use current empty lot for parking for retail store located at 177 Main Street

**Presentation/discussion:**

William Riddell stated he had no update to provide the board as he hasn't heard back from village about the need for professional drawings. CEO Zarnstorff said he will meet VE Foote at the site first thing in the morning to look at what is there and what isn't.

VE Foote did mention that question #6 on the SEQR form should be a statement about the gravel

parking lot rather than about the house that had burned down. The applicant reiterated his major question is whether or not an engineer is required. He also reminded that the weather will be turning soon. Mr. Riddell said there would be a berm in the front, and that the gravel would be paved eventually.

Chair Switzer did suggest to the applicant that if it would help expedite things, a special meeting could be called to discuss this application.

**NEW BUSINESS:**

1. Application of:
- |              |   |
|--------------|---|
| Name:        | Alton Plumb   |
| Address:     | 100 Fair Street   |
| Tax Map #:   | 069.17-1-15   |
| Zoning:      | I-Industrial  |
| Parcel Size: | 11.23 acres   |
| Prop. Class: | 710-manufacturing   |
| Purpose:     | Review concept usage development plan for revitalization of former Kleen Brite facility |

**Presentation/discussion:**

Al Plumb introduced himself as the sole owner of 100 Fair, which he purchased in July. He and his wife own Alpco Recycling in Macedon. He has worked to clean up the site and figure out the the best use. It is approximately 11 acres with 175K sf of building space. He has ruled out a single use of the property due to the design of it. It will be multiple uses taking into consideration the neighbors of Fair Street, South Avenue, and the village. It has taken almost 60 days to secure the property. In some places, trees were blocking areas needing to be secured.

Referring to the Conceptual Use Development Plan (Fig. 1) of the application, the following was discussed:

- Reuse & Retail Resale (wooden building on far west side) – Plans to restore this building to preserve its heritage and history. Will use the front 1/3 of building as a year round farm market with fresh produce and meat. The rear 2/3 will house an area where residents can drop off their recycling, bottles/cans, and trash to be compacted (the same as a store does with its trash). The Board questioned the smell and noise, but Mr. Plumb said there is very little odor, and compactor has just a small motor. There would also be a retail center where residents can purchase topsoil, mulch, a cash and carry beverage center, propane tank refilling, and resale of items brought in, i.e. lawnmowers, home furnishings, etc. Items brought in for discarding will not be repaired or refurbished, just resold if they can be. The same operation is at their Macedon location where they handle 4000+ families per month. The 5 storage tanks that are in the northwest corner are empty and will be coming down soon. The current parking lot across the street from the building would be utilized for customers of this building.
- Office and storage area – They have been busy cleaning up all the vandalism. This will remain office space and will be used for multiple small companies such as contractors, electricians, plumbers, etc., who can rent office space and be provided with someone who can answer phone calls and work on invoicing and payable, etc. Mr. Plumb is trying to get the office area up and running, as well as the Reuse & Retail Resale, to generate income and become a showplace.
- “New” building – This is a 10,000 sf building with a 30’ high ceiling and a clear interior span. Would like to have an equipment repair shop there for balers, compactors, rolloff boxes, metal fabrication, etc.
- Materials storage – This is a small concrete building to be used for storage. The roof has caved in in some of this area. May have been as a result of some scrappers who came in and removed some things they shouldn’t have.
- Metals unloading/staging area – Both nonferrous and ferrous metals would be dropped off in this contained area. There will be an enclosed access route; metals would be unloaded inside, then trucks would head back out. For example, someone bringing in a washer and dryer would come in off South Avenue, drive over some scales, through the building, drop off the appliances, drive back out across scales, and be paid right there for their metal. The washer and dryer remain inside. When asked about ventilation in these enclosed driving areas, Mr. Plumb indicated there are existing 4’ fans that can do the job as needed for the workers there. He also has an environmental engineer on staff, as well as the DEC, OSHA, federal labor laws, DOT, DMV, and DOL who tell him what is necessary.
- End of life vehicle staging – Cars are not crushed here. Rather, they go on lift and the battery, fluids, alternator, etc. are removed for recycling, then the car is transported out. There is an existing fluid containment area; it is emptied on a regular basis. Nothing is stored as they have a “zero inventory.” A car would be there 1-5 days maximum. In the Macedon facility, 14 cars can be processed in a day. They do not sell auto parts, it’s all salvage. No special sprinklers are necessary. A tank truck

comes in and pumps out the gasoline, oils, antifreeze, and windshield solvent separately. There are many regulations to adhere to, including the DMV.

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- Metal staging area – This is where the fire was. It has been cleaned out, a security wall is in place and it is fully secure now. There is a 4'-deep concrete pad that remains. There will be storage of metal here, but the 8' security fence will prevent you from seeing it. There is no roof here.
- Processed material – This includes paper, plastics, cardboard, etc. that would be transported over from the C&D debris area (see below). They will have a paper baler there. Would also take in full loads of cardboard, for example from Dunn's Furniture or an appliance store.
- C&D debris (construction and demo) and transfer station – Materials from construction sites such as wood, metal, drywall, and plastic would be sorted here. What can be recycled would be moved to the Processed Material area to the north; leftover items will be taken away. The board wondered if that means garbage trucks would be hauling the items. Mr. Plumb expressed this site is zoned Industrial Use and can be utilized by garbage trucks. He indicated the trash is contained and wouldn't be smelly. He will arrange for a tour by board members of a transfer station so they can educate themselves and when your residents ask you questions, you will be better able to answer. The process for the station would be about 6-12 months. He offered that anyone is welcome to come to Macedon to see the facility.
- Used car sales – Would occupy some of the south end of the parking lot area that borders South Avenue. It will be hidden from the road.

The building at the corner of South Avenue and Quaker Maid will be demoed as soon as the tenant is gone. As there are many walkers in the area, he would like to add a sidewalk on the east side of Quaker Maid. The applicant will remove the barbed wire but leave the chain link fence there. He added that much of the brush/tree overgrowth has been cleaned up.

Traffic would be encouraged to approach from the east end of the property. There is 300' of wooded area that is large enough to house a road. The existing road cut would be moved further east, keeping traffic as far away from Fair Street and South Avenue residents as possible. When asked about anticipated truck traffic, Mr. Plumb said he hasn't done any calculations yet but expects it to be far less than in Macedon. All day long, they get about 200 vehicles per day. The Reuse & Retail Resale site gets about 225 vehicles per day, and about 300 on a weekend day. The applicant reminded the board he will encourage the use of Owens Road (east of South Avenue), though those who use the store may come down Fair Street. He also explained the service area for this facility is much smaller than the Macedon site. Brockport has about 1700 parcels in the village, but in Macedon, they take care of about 4000 households from Perinton, Penfield, Victor, Webster, and west end of Wayne County including Macedon.

The board questioned whether there would be zoning issues if there is retail; CEO Zarnstorff replied that was researched and there are no issues.

There was considerable discussion regarding the process to be followed, SEQR, and future Planning Board approvals.

The board has previously looked at reuses and this would be the same. They would need more details for each development area, for example how many employees would be in the offices, the transfer station, the retail building, etc. so there would be enough parking on site. The applicant stated the CEO should know the requirements for parking spaces. He realizes there are some portions the Planning Board will need to look at, but there are also some things the CEO can determine. He is trying to come up with the best use for him and for the neighbors, the village, and the town.

CEO Zarnstorff suggested the project be done in phases – office and retail being first. There won't be many changes to office area but the board will want to ask about lighting, traffic, parking, etc. He thinks each use should come before the board for scrutiny. He noted there will be SEQR done at some point which will include a traffic study, etc.

Mr. Plumb asked if the office and retail space makes sense to board. He asked if they should come back with drawings. He would like to get the offices and the R&R up and running by Thanksgiving. He questioned why space that was formerly offices, and that's going to be reused for offices, would have to come to the Planning Board for approval when all he is doing is rehabbing the space. He assured that he would do whatever is necessary as far as building and codes go to obtain his Certificate of Occupancy.

Village Engineer Foote offered that there should be a meeting with the attorney first regarding when SEQR would be required. Conceptual approval would probably not be far off from that. There will need to be a public hearing. He emphasized in the past, the board has treated SEQR as a whole, not piecemeal. He suggested doing the entire project in phases with phase one perhaps being the offices.

VE Foote cautioned the board to not rush.

There was talk of possibly segmenting out and selling off any buildings whose businesses could be problematic, i.e. the transfer station, in an effort to allow it to go through its own SEQR process. Mr. **MINUTES OF PLANNING BOARD MEETING September 17, 2012.....page 4**

Plumb mentioned he can't have a transfer station without SEQR.

All agreed it would be best to set up a meeting between the village's attorney, engineer, Code Enforcement Officer, Planning Board Chair, and Mr. Plumb and his engineer. CEO Zarnstorff will check on whether or not this is an out-of-cap expense for the attorney – meaning approval would have to be granted by the Village Board before expending the money – and then proceed with setting up the meeting.

Mr. Plumb concluded by stating he just wanted to update the board and let them know his intentions and his plan to enhance the property. He thanked the board for their time. The board shared their pleasure at the concept of revitalization.

**NEXT MEETING:** Monday, October 15\*, 2012 7:00pm (upon application); application materials due by Noon Monday, October 1. *\*This is the third Monday of the month as a holiday falls on the regular meeting night.*

**ADJOURNMENT:**

➔ Member Daily moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:41pm.

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Pamela W. Krahe, Clerk